

## \$525,000 - 9 Ashton Gate, Spruce Grove

MLS® #E4447798

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to this well-maintained one-owner 2-storey home offering 1,729 sqft of living space! The main floor features a bright open foyer, spacious great room with gas fireplace, and an open-concept kitchen with stainless steel appliances, gas stove, and corner pantry. Enjoy convenient main floor laundry and a 2-piece bath. The dining area opens to a large low-maintenance yard with a generous deck—perfect for entertaining. Upstairs you'll find a vaulted ceiling bonus room, 4-piece bath, two sizable bedrooms, and a spacious primary suite with walk-in closet and ensuite featuring a soaker tub and separate shower. The basement is partially finished with materials ready to complete a large rec room and 3-piece bath—ideal for teens or extra family space!

Built in 2010

### Essential Information

MLS® #	E4447798
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Ashton Gate
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H8

### **Amenities**

Amenities	Deck, Storage-In-Suite
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	1

## Zoning

## Zone 91

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